

## MEMORANDUM

**TO:** Chairman Roberts and Members of the Plan Commission  
**FROM:** Kelley Frazier, Planning Technician  
**DATE:** October 8, 2015  
**SUBJECT:** New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the October 26, 2015 Plan Commission meeting.

### PLATS

Replat – Town of Duck Creek  
Replat – Triangle Addition No. 7  
Replat – Restaurant Headquarters Addition  
Replat – Bella Vista Addition First Installment Replat  
Replat – Gateway East Business Park No. 6 Addition  
Replat – Lookout Substation Addition  
Replat – Garland Telecom Parkway Substation Addition  
Replat – Enterprises Shopping Center No. 3 Addition  
Replat – Racetrac Eastgate Addition  
Final Plat – Striker Marquis Addition

### ZONING

1. Consideration of the application of **Pop Holdings LP**, requesting approval of a Specific Use Provision for Restaurant with Drive-Through on property zoned Community Retail (CR) District. This property is located at 1436 Belt Line Road. (District 7) (File Z 15-28)(Staff is requesting postponement to the October 26, 2015 Plan Commission meeting)
2. Consideration of the application of **John Thomas Engineering**, requesting approval of 1) a Detail Plan for Automobile Repair, Minor on a property zoned Planned Development (PD) District 98-28 for Community Retail Uses and 2) a variance to Section 2.51 of the Garland Development Code regarding the parking requirement. This property is located on the north side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road. (District 1) (File Z 15-35) (The applicant is requesting postponement to the October 26, 2015 Plan Commission meeting)
3. Consideration of the application of **Jose Sanchez**, requesting approval of a Specific Use Provision for a Reception Facility on property zoned Community Retail (CR) District. This property is located at 3465 West Walnut Street. (District 6) (File Z 15-37)
4. Consideration of the application of **Jerry Defeo**, requesting approval of a Specific Use Provision for Auto Sales on property zoned Industrial (IN) District. This property is located at 923 South Jupiter Road. (District 6) (File Z 15-38)

5. Consideration of the application of **The Dimension Group**, requesting approval of a Detail Plan for Restaurant on property zoned Planned Development (13-40) District for Community Retail Uses. This property is located at I-635 and Centerville Road. (District 5) (File Z 15-39)
6. Consideration of the application of **JHP Architects**, requesting approval of a Concept Plan for Multi-family on property zoned Planned Development (12-13) District for Multi-Family Uses. This property is located at the westerly corner of Bunker Hill Road and Old Miles Road. (District 1) (File Z 15-40)
7. Consideration of the application of **Wilbow Corporation**, requesting approval of 1) a change of zoning from Single Family (SF-7) District to a Planned Development District for Single Family Attached, Single Family Detached, Community Retail and Neighborhood Office Uses and 2) a Concept Plan for Single Family Attached, Single Family Detached, Community Retail and Neighborhood Office. This property is located at the southwest corner of West Buckingham Road and North Shiloh Road. (District 6) (File Z 15-41)
8. Consideration of the application of **Western Rim Investors**, requesting approval of 1) a Planned Development District for Multi-family Uses, 2) Concept Plan and 3) a Detail Plan for Multi-family Uses on property zoned Planned Development (12-41) District for multiple uses. This property is located south of proposed Naaman Forest Boulevard and 600' west of Holford Road. (District 7) (File Z 15-42)
9. Consideration of the application of **Western Rim Investors**, requesting approval of 1) a Planned Development District for multiple uses, 2) Concept Plan and 3) a Detail Plan for multiple uses on property zoned Planned Development (12-41) District for multiple uses. This property is located north of proposed Naaman Forest Boulevard east of proposed collector street, south of SH 190 and approximately 1,600' west of Holford Road. (District 7) (File Z 15-43)

## MISCELLANEOUS

1. Consideration of the application of **Datatronic Control Inc.**, requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 801 West Avenue B. (District 2) (File DD 15-01)
2. Consideration of the application of **Datatronic Control Inc.**, requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 115 South Glenbrook Drive. (District 2) (File DD 15-02)
3. Consideration of the application of **Datatronic Control Inc.**, requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) and Section 7.25(A)(2) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 801 West Avenue D. (District 2) (File DD 15-03)